

Spence Title Services
ATTN: Janet Clark
1905 Harnay St. #210
Omaha, NE 68102

RECEIVED



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AUG 10 2 26 PM '95

GEORGE J. BUGLEWICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

NEBRASKA DOCUMENTARY
STAMP TAX
50.75 8-10-95
N

WARRANTY DEED

BURTON L. EPSTEIN, TRUSTEE OF JACK G. EPSTEIN REVOCABLE TRUST,
hereinafter called the Grantor, in consideration of One Dollar (\$1.00) and other valuable
consideration received from Grantee, does convey and confirm unto WILLIAM J. MERWALD,
herein called the Grantee, the following described real property in Douglas County, Nebraska:

An undivided 1/4 interest in and to: property more particularly
described on Exhibit "A" and by this reference made a part hereof.

TO HAVE AND TO HOLD the above described premises together with all tenements,
hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs
and assigns forever.

And the Grantor does hereby covenant with the Grantee and with Grantee's heirs and
assigns that Grantor is lawfully seized of said premises; that they are free from encumbrance
except easements, restrictions and encumbrances of record, that Grantor has good right and
lawful authority to convey the same; and that Grantor warrants and will defend the title to said
premises against the lawful claims of all persons whomsoever.

Dated this 27 day of June, 1995.

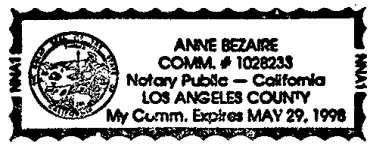
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FEE 11.00
DEL C/O COMP 10
LEGAL PG SCAN

Burton L. Epstein
Burton L. Epstein, Trustee of Jack G.
Epstein Revocable Trust

STATE OF CALIFORNIA)
) ss:
COUNTY OF Los Angeles

Before me, a Notary Public qualified for said county, personally came, Burton L.
Epstein, Trustee of Jack G. Epstein Revocable Trust, known to me to be the identical person
who signed the foregoing instrument and acknowledged the execution thereof to be his
voluntary act and deed.

Witness my hand and notarial seal on the 27 day of June, 1995.



Anne Bezaire
Notary Public

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

FILE: TA-32479

EXHIBIT "A"

The North Half (N1/2) of Lot 13, in Block 86, in the ORIGINAL CITY OF SOUTH OMAHA, now a part of the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

And,

Lot 14, in Block 86, in the ORIGINAL CITY OF SOUTH OMAHA, now a part of the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Northeast corner of said Lot 14; thence South (assumed bearing), 59.20 feet, on the East line of said Lot 14; thence South $89^{\circ}55'00''$ West, 35.40 feet, on a line 59.20 feet South of and parallel to the North line of said Lot 14; thence North 23.95 feet; thence South $89^{\circ}55'00''$ West, 34.86 feet; thence North $00^{\circ}11'40''$ East, 35.25 feet, to the North line of said Lot 14; thence North $89^{\circ}55'00''$ East, 70.14 feet, on the North line of said Lot 14, to the Point of Beginning;

Together with the vacated East 2 feet of 24th Street adjacent to said Lot 14 on the West, and together with the vacated South 2 feet of "N" Street adjacent to said portion of Lot 14 on the North.